



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

2, Greyhorses, Barnhorn Road, Bexhill-on-Sea TN39  
**£200,000** 4QQ  
2 Bedroom 1 Bathroom 1 Reception







## AT A GLANCE...

Featuring a private south-facing sun terrace, an en-bloc garage and a share of freehold, this apartment is available with no onward chain!

With bus stops within walking distance, the property is just 0.5 miles from the amenities of Little Common village in west Bexhill. The apartment is located on the ground floor of a well-maintained building with accommodation including; Access to the apartment is through a well-kept communal hallway. There is ample room for both living room and dining room furniture in the spacious lounge/diner. The lounge/diner also has a door leading out to the private south-facing sun terrace. The fully equipped kitchen has matching wall and base units with integrated appliances including a fridge/freezer, a dishwasher, an oven & hob, a microwave oven and a washing machine.

The apartment has two double bedrooms both with built-in wardrobes. Additionally, there is a fitted shower room with a newly installed electric shower and there is a separate cloakroom adjacent. Furthermore, there is a large walk-in storage cupboard, a recently installed boiler just 2 years ago and double glazing throughout the property.

To appreciate all the property has to offer in full, your early viewing is highly recommended!

112 2, Greyhorses, Barnhorn Road, Bexhill-on-Sea, East Sussex, TN39 4QQ

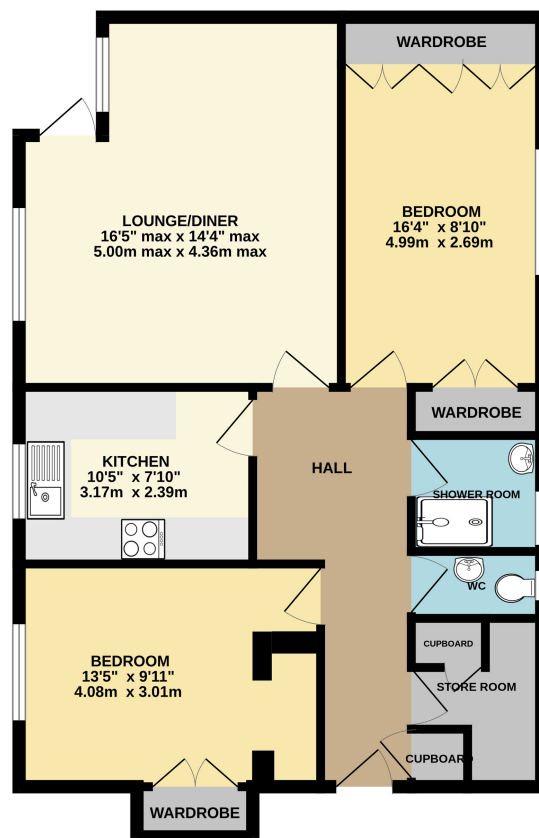
 2 Bedroom  1 Bathroom  1 Reception



### Key Features:

- Ground Floor Flat
- Two Double Bedrooms With Built-in Wardrobes
- No Onward Chain
- Large Storage Room
- Share Of Freehold
- Garage En-Bloc
- Little Common Location

GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Lease & Maintenance Information

Tenure - Share of freehold  
 Lease term - 999 years from 1970  
 Service charge - £1,798.40p per annum  
 Permission for pets needs to be sort from leaseholders  
 Council tax band - C.

### Location

Situated in the sought after Village of Little Common, offering a range of independently owned 'Day-to-Day' shops, Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.2 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick and London Victoria.

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